

Class 815

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Authorized By ROBERT B. HOPKINS

Account 2010321389

PROOF OF PUBLICATION

The Washington Post

District of Columbia, ss., Personally appeared before me, a Notary Public in and for the said District, Felecia Scott well known to me to be ACCOUNTING SPECIALIST of The Washington Post, and making oath in due form of law that an advertisement containing the language annexed hereto was published in said newspaper on the dates mentioned in the certificate herein.

I Hereby Certify that the attached advertisement was published in The Washington Post, a daily newspaper, upon the following dates, and was circulated in the Washington metropolitan area including specifically the following counties and independent cities: District of Columbia; in Maryland: Allegany, Anne Arundel, Baltimore (Independent City), Baltimore, Calvert, Caroline, Carroll, Charles, Dorchester, Frederick, Garrett, Harford, Howard, Kent, Montgomery, Prince George's, Queen Anne's, St. Mary's, Somerset, Talbot, Washington, Wicomico, Worcester. In Virginia: Accomack, Albemarle, Alexandria (Independent City), Arlington, Augusta, Bath, Caroline, Charlottesville (Independent City), Chesapeake (Independent City), Chesterfield, Clarke, Colonial Heights (Independent City), Culpeper, Danville (Independent City), Essex, Fairfax (Independent City), Fairfax, Falls Church (Independent City), Fauquier, Fluvanna, Frederick, Fredericksburg (Independent City), Gloucester, Greene, Hampton (Independent City), Hanover, Harrisonburg (Independent City), Henrico, Hopewell (Independent City), Isle of Wight, King George, Lancaster, Lexington (Independent City), Loudoun, Louisa, Lynchburg (Independent City), Madison, Manassas (Independent City), Manassas Park (Independent City), Nelson, Newport News (Independent City), Norfolk (Independent City), Northumberland, Orange, Page, Petersburg (Independent City), Portsmouth (Independent City), Prince Edward, Prince George, Prince William, Radford (Independent City), Rappahannock, Richmond (Independent City), Richmond, Roanoke (Independent City), Rockingham, Shenandoah, Spotsylvania, Stafford, Staunton (Independent City), Suffolk (Independent City), Virginia Beach (Independent City), Warren, Waynesboro (Independent City), Westmoreland, Williamsburg (Independent City), Winchester (Independent City), York.

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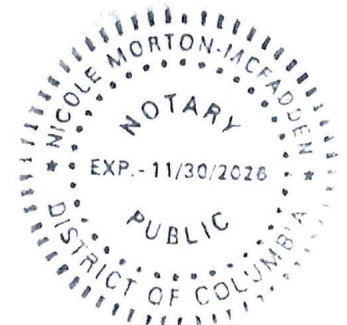


Witness my hand and official seal this 19th day of July 2024



My commission expires

11/30/2026



In the Matter of the Petition
Of GRACE OCEAN PRIVATE LIMITED,
as Owner of the M/V DALI,
And
SYNERGY MARINE PTE LTD,
as Manager of the M/V DALI,
For Exoneration from on Limitation of Liability.

**NOTICE TO CLAIMANTS OF PETITION FOR EXONERATION FROM
OR LIMITATION OF LIABILITY**

Notice is hereby given that GRACE OCEAN PRIVATE LIMITED, as Owner of the M/V DALI and SYNERGY MARINE PTE LTD, as Manager of the M/V DALI (the "Vessel") have filed a Petition pursuant to 46 U.S.C §§ 30501, et. seq., claiming the right to exoneration from or limitation of liability for all claims and damage incurred during or arising out of the Vessel's voyage commencing on or about March 26, 2024 from Baltimore, Maryland bound for Colombo, Sri Lanka with an ultimate destination of Yantian, China and allision with the Francis Scott Key Bridge in Baltimore (the "Casualty").

All persons having such claims must file them with the Clerk of this Court at the United States Court House, 101 West Lombard Street, Baltimore, MD 21201 no later than September 24, 2024. Such claims must be served upon Petitioners' attorneys, BLANK ROME LLP and DUANE MORRIS LLP, contact information for whom is listed below. Personal attendance at the Court is not required, but failure to file claims with the Clerk and failure to serve claims upon Petitioners' attorneys will result in default.

Any claimant who files a claim with this Court and wishes to contest the allegations in the Petition must file an answer to said Petition and serve such answer upon Petitioners' attorneys.

Dated: Baltimore, Maryland April 1, 2024

/s/ Katie Nader
Clerk of the Court
U.S. District Court of the District of Maryland

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Counsel for Petitioners

CLASSIFIED

FRIDAY, JUNE 28, 2024

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dogs, cats, birds, fish

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Trustee Sales
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For Recruitment advertisements, go to
washingtonpost.com/recruit or call
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Non-commercial advertisers can now place ads 24/7 by calling 202-334-6200

Legal Notices: 202-334-7007
Auctions, Estate Sales, Furniture: 202-334-7029
Biz Ops/Services: 202-334-5787

1405 Cars

TOYOTA

TOYOTA 2015 COROLLA
Extra clean, 1 owner, 99k miles.
\$12,200/200k/est. only
Call 202-270-8035

1408 Antiques & Classics

WANTED VINTAGE SPORTS CARS &
CLASSICS - Especially Mercedes,
Porsche, Jaguar.
Highest prices paid for
the very best examples.
Call Bob 703-966-0122

1447 Autos Wanted

DONATE YOUR CAR/TRUCK/RV
Lutheran Mission Society of MD
Compassion Place ministries
help local families with food,
clothing, counseling, tax deductible
MVA licensed #WV044.
410-228-6045
www.CompassionPlace.org

Seeking

-Domestic Positions

CAREGIVER Avail to care for
your loved one live in/out.
Will do Dr appts, daily hygiene,
grocery shopping, alcoholics
activities. **Cleaning services**
also avail. Exc refs. 30+ yrs exp.
Call Laverne 301-996-1385

873 Legal Notices

SAIL ZAMBEZI LTD
(In Voluntary Liquidation)

NOTICE is hereby given that the
voluntary liquidation and
dissolution of SAIL ZAMBEZI LTD
commenced on 11 June 2024
and that Harry J. Thompson of
Harbour House, P.O. Box 4428,
Road Town, Tortola, British Vir-
gin Islands has been appoint-
ed voluntary liquidator of the
Company

Dated 13 June 2024

Harry J. Thompson
Liquidator

820 Official Notices

ABC LICENSE: Look Tysons LLC
as Look Drive, Suite 100, 1400
Silver Hill Drive, Fairfax County
McLean, Virginia 22102.
The above establishment is
applying to the VIRGINIA AL-
COHOLIC BEVERAGE CONTROL
(ABC) AUTHORITY for a Mixed
Beverage Restaurant license to
sell or manufacture alcoholic
beverages. Robert Thiele, Chief
Financial Officer, NOTE: Ob-
jections to the issuance of this
license must be submitted to
ABC no later than 30 days from
the publishing date of the first of
two required newspaper legal
notices. Objections should be
registered at www.abc.virginia.gov or
(800) 552-3200.

Notice of Fireworks

Display Date:
Wednesday, July 3, 2024
Rain Date:
Monday, September 2, 2024
Location, Time and Duration
of Display:
6100 Connecticut Avenue,
Chevy Chase, Maryland 20815.
Approximately 9:15 pm to
20 minutes in length.

For any questions or concerns
regarding this display, please
call the Fire Marshal at
240-620-1614 during normal business hours.

829 Bids & Proposals

**KIPP DC
PUBLIC CHARTER SCHOOLS
REQUEST FOR PROPOSALS**
Mental Health Services
KIPP DC is soliciting proposals
from qualified vendors for Stu-
dent Support Team Consulting
and Administrative Services. The
RFP can be found on KIPP DC's
website at www.kippdc.org.
Proposals should be
uploaded to the website no
later than 5:00 PM EST on July
19, 2024. Questions should be
addressed to ashley.hernandez@kippdc.org.

**Student Support Team
Consulting and
Administrative Services**
KIPP DC is soliciting proposals
from qualified vendors for Stu-
dent Support Team Consulting
and Administrative Services. The
RFP can be found on KIPP DC's
website at www.kippdc.org.
Proposals should be
uploaded to the website no
later than 5:00 PM EST on
September 5, 2024. Questions
should be addressed to nancho.mekonnen@kippdc.org.

PUBLIC NOTICE
REQUEST FOR PROPOSALS
RFPP-24-2285
"FEDERAL LEGISLATIVE
ADVOCACY AND
CONSULTING SERVICES"
The Orange County Transportation
Authority (OCTA) invites
proposals from qualified firms
to provide federal legislative ad-
vocacy and consulting services.

Proposals are due on or be-
fore 2:00 p.m., August 13,
2024. A pre-proposal confer-
ence will be held on July 16,
2024 at 10:00 a.m. EST in Wash-
ington D.C.
Firms may download the RFP at
<https://commnet.octa.net>.

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50390-142

815 Legal Notices

**UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND
NORTHERN DIVISION**

In the Matter of the Petition
OF GRACE OCEAN PRIVATE LIMITED,
and
SYNERGY MARINE PTE LTD,
as Manager of the M/V DALL,
For Exoneration from on Limitation of Liability.

NOTICE TO CLAIMANTS OF PETITION FOR EXONERATION FROM

OR LIMITATION OF LIABILITY

Notice is hereby given that GRACE OCEAN PRIVATE LIMITED, as Owner of the M/V DALL and SYNERGY MARINE PTE LTD, as Manager of the M/V DALL, have filed a Petition pursuant to 46 U.S.C. § 30501, et seq., claiming the right to exoneration from or limitation of liability for all claims and damage incurred during or arising out of the vessel's voyage commencing on or about March 26, 2024 from Baltimore, Maryland bound for Colombo, Sri Lanka with an ultimate destination of Yantian, China and allision with the Francis Scott Key Bridge in Baltimore, Maryland on July 27, 2024. All persons having such claims must file them with the Clerk of this Court at the United States Court House, 101 West Lombard Street, Baltimore, MD 21201 no later than September 24, 2024. Such claims must be served upon Petitioners' attorneys, BLANK ROME LLP and DUANE MORRIS LLP, contact information for whom is listed below. Personal attendance at the Court is not required, but failure to file claims with the clerk and failure to serve claims upon Petitioners' attorneys will result in default.

Any claimant who files a claim with the Court and wishes to contest the allegations in the Petition must file an answer to said Petition and serve such answer upon Petitioners' attorneys.

Dated: Baltimore, Maryland April 1, 2024

/s/ Katie Nader
Clerk of the Court
U.S. District Court of the District of Maryland

DUANE MORRIS LLP
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Laurie G. Furshman
(Bar No. 06644)
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Kierstan L. Carlson
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1825 Eye St. NW
Washington, DC 20006-220-420-2200

Counsel for Petitioners

850 Montgomery County

TRUSTEE'S SALE

21712 Sidell Rd, Boyds, MD 20841

Trustee's Sale of valuable fee simple property improved by premises known as 21712 Sidell Rd, Boyds, MD 20841. By virtue of the power and authority contained in a Deed of Trust, dated April 14, 2005, and recorded in Liber 29908 at Page 375 among the land records of the County of Montgomery, in the original principal amount of \$100,000.00. Upon default and request for sale, the undersigned trustees will offer for public auction at the Courthouse for the COUNTY OF MONTGOMERY at Judicial Center's Monroe Street Entrance, 50 Maryland Avenue, Rockville, Maryland, on **July 10, 2024 at 1:00 PM**, all that property described in said Deed of Trust including but not limited to:

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Trustee's Sale of valuable fee simple property improved by premises known as 21712 Sidell Rd, Boyds, MD 20841. By virtue of the power and authority contained in a Deed of Trust, dated April 14, 2005, and recorded in Liber 29908 at Page 375 among the land records of the County of Montgomery, in the original principal amount of \$100,000.00. Upon default and request for sale, the undersigned trustees will offer for public auction at the Courthouse for the COUNTY OF MONTGOMERY at Judicial Center's Monroe Street Entrance, 50 Maryland Avenue, Rockville, Maryland, on July 10, 2024 at 1:00 PM, all that property described in said Deed of Trust including but not limited to:

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Legal Notices

HEARING EXAMINER NOTICE
BA CASE NO. 24-0024
August 7, 2024, 5:30 P.M.

Lala Cho v/a 4th Trimester Physical Therapy, LLC; Petitioner

Notice is hereby given that a public hearing as scheduled above will be held by the Hearing Examiner of Howard County, as a Hybrid Hearing in the **Banner Room at the George Howard Building, 3430 Courthouse Drive, Ellicott City, Maryland**, on the petition of said Petitioner, filed under **Section 131.0.N.11** of the Howard County Zoning Regulations for a physical therapy and personal training home occupation use, located in the **R-20 Residential: Single** zoning district on that land belonging to the Petitioner, located on the east side of Simpkins Court and, approximately 100 feet east from the intersection of Lynn Lane and Simpkins Court, known as 5420 Simpkins Court, also known as (Tax Map 31, Grid 20, Parcel 206, Lot 12) containing approximately 0.459 acre, as shown on file in this case in the Division of Public Service and Zoning Administration.

**UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND
NORTHERN DIVISION**

Docket No. JKB 24-cv-941
IN ADMIRALTY

**In the Matter of the Petition of
GRACE OCEAN PRIVATE LIMITED,
as Owner of the M/V DALL,
And
SYNERGY MARINE PTE LTD,
as Manager of the M/V DALL,
For Exoneration from on Limitation of Liability.**

**NOTICE TO CLAIMANTS OF PETITION FOR EXONERATION FROM
ON LIMITATION OF LIABILITY**

Notice is hereby given that GRACE OCEAN PRIVATE LIMITED, as Owner of the M/V DALL and SYNERGY MARINE PTE LTD, as Manager of the M/V DALL (the "Vessel") have filed a Petition pursuant to 46 U.S.C. §§ 30501, et. seq., claiming the right to exoneration from or limitation of liability for all claims and damage incurred during or arising out of the Vessel's voyage commencing on or about March 26, 2024 from Baltimore, Maryland bound for Colombo, Sri Lanka with an ultimate destination of Yantian, China and arrival with the Francis Scott Key Bridge in Baltimore (the "Casualty"). All persons having such claims must file them with the Clerk of this Court at the United States Court House, 401 Westward Street, Baltimore, MD 21201 no later than September 24, 2024. Such claims must be served upon Petitioner's attorneys: BLANK ROME LLP and DUANE MORRIS LLP contact information for whom is listed below. Personal attendance at the Court is not required, but failure to file claims with the Clerk and failure to serve claims upon Petitioner's attorneys will result in default. Any claimant who files a claim with this Court and wishes to contest the allegations in the Petition must file an answer to said Petition and serve such answer upon Petitioner's attorneys.

Dated: Baltimore, Maryland April 1, 2024

/s/ Katie Nader
Clerk of the Court
U.S. District Court of the District of Maryland

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Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

**TRUSTEE'S SALE
OF REAL PROPERTY**
1702 Brentwood Road, NE
Washington, DC 20018
Lot 0004 in Square 4137

Under a power of sale contained in a certain Deed of Trust ("Deed of Trust") dated August 15, 2022 and recorded on June 5, 2023 as Instrument No. 2022046705 from ActuarialEstate LLC (also known of record as Actuarial Estate PLLC and ActuarialEstate LLC), a District of Columbia limited liability company, as grantor, to Russell S. Drazin ("Trustee"), as trustee, for the benefit of WCP Fund I LLC, a Delaware limited liability company, as beneficiary, securing that certain Commercial Deed of Trust Note dated August 15, 2022 in the principal amount of \$57,250.00, default having occurred under the terms thereof, and following the mailing and recordation of an Affidavit of Non-Residential Mortgage Foreclosure and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

JULY 9, 2024 AT 2:10 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 1702 Brentwood Road, NE, Washington, DC 20018, and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust. Without limitation, the property will be sold subject to that certain Deed of Trust dated August 15, 2022 and recorded on June 5, 2023 as Instrument No. 2023046704 from ActuarialEstate LLC (also known of record as Actuarial Estate PLLC and ActuarialEstate LLC), a District of Columbia limited liability company, as grantor, to Russell S. Drazin, as trustee, for the benefit of WCP Fund I LLC, a Delaware limited liability company, as beneficiary, securing that certain Commercial Deed of Trust Note dated August 15, 2022 in the principal amount of \$1,188,000.00.

Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.

TERMS OF SALE: A deposit of \$130,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Trustee for legal fees and costs incurred by Trustee in connection with such default.

If Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Trustee reserves the right, in Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Trustee

Jun 25,27 Jul 1,3,5 2024 0012463113

Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

**TRUSTEE'S SALE
OF REAL PROPERTY**
431 Atlantic Street, SE
Washington, DC 20032
Lot 0802 in Square 6166

Under a power of sale contained in a certain Deed of Trust ("Deed of Trust") dated April 20, 2022 and recorded on April 28, 2022 as Instrument No. 2022046905 from Native Washingtonian Limited Liability Company (also known of record as Native Washingtonian LLC), a District of Columbia limited liability company, as grantor, to Russell S. Drazin ("Trustee"), as trustee, for the benefit of WCP Fund I LLC, a Delaware limited liability company, as beneficiary, securing that certain Commercial Deed of Trust Note dated April 20, 2022 in the principal amount of \$41,250.00, default having occurred under the terms thereof, and following the mailing and recordation of an Affidavit of Non-Residential Mortgage Foreclosure and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

JULY 9, 2024 AT 2:05 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 431 Atlantic Street, SE, Washington, DC 20032, and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust. Without limitation, the property will be sold subject to that certain Deed of Trust dated April 20, 2022 and recorded on April 28, 2022 as Instrument No. 2022046905 from Native Washingtonian Limited Liability Company (also known of record as Native Washingtonian LLC), a District of Columbia limited liability company, as grantor, to Russell S. Drazin, as trustee, for the benefit of WCP Fund I LLC, a Delaware limited liability company, as beneficiary, securing that certain Commercial Deed of Trust Note dated April 20, 2022 in the principal amount of \$701,250.00.

Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.

TERMS OF SALE: A deposit of \$60,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Trustee for legal fees and costs incurred by Trustee in connection with such default.

If Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Trustee reserves the right, in Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Trustee

Jun 25,27 Jul 1,3,5 2024 0012463116

Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

**TRUSTEE'S SALE
OF REAL PROPERTY**
1228 Pleasant Street, SE
Washington, DC 20020
Lot 0802 in Square 5791

Under a power of sale contained in a certain Deed of Trust ("Deed of Trust") dated April 28, 2022 and recorded on May 19, 2022 as Instrument No. 2022054971 from Native Washingtonian Limited Liability Company (also known of record as Native Washingtonian LLC), a District of Columbia limited liability company, as grantor, to Russell S. Drazin, as trustee, for the benefit of WCP Fund I LLC, a Delaware limited liability company, as beneficiary, securing that certain Commercial Deed of Trust Note dated April 28, 2022 in the principal amount of \$594,000.00, default having occurred under the terms thereof, and following the mailing and recordation of an Affidavit of Non-Residential Mortgage Foreclosure and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

JULY 9, 2024 AT 2:40 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 1228 Pleasant Street, SE, Washington, DC 20020, and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust.

Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.

TERMS OF SALE: A deposit of \$40,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement.

Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Trustee for legal fees and costs incurred by Trustee in connection with such default.

If Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Trustee reserves the right, in Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Trustee

Jun 25,27 Jul 1,3,5 2024 0012463135

Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

**TRUSTEE'S SALE
OF REAL PROPERTY**
325 Parkland Place, SE
Washington, DC 20032
Lot 0068 in Square 5988

Under a power of sale contained in a certain Deed of Trust ("Deed of Trust") dated September 16, 2022 and recorded on January 4, 2023 as Instrument No. 2023000790 from Native Washingtonian Limited Liability Company (also known of record as Native Washingtonian LLC), a District of Columbia limited liability company, as grantor, to Russell S. Drazin ("Trustee"), as trustee, for the benefit of WCP Fund I LLC, a Delaware limited liability company, as beneficiary, securing that certain Commercial Deed of Trust Note dated September 16, 2022 in the principal amount of \$682,500.00, default having occurred under the terms thereof, and following the mailing and recordation of an Affidavit of Non-Residential Mortgage Foreclosure and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

JULY 9, 2024 AT 2:35 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 325 Parkland Place, SE, Washington, DC 20032, and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust.

Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.

TERMS OF SALE: A deposit of \$40,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement.

Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Trustee for legal fees and costs incurred by Trustee in connection with such default.

If Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Trustee reserves the right, in Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Trustee

Jun 25,27 Jul 1,3,5 2024 0012463133

Legal Notices

HEARING EXAMINER NOTICE
BA CASE NO. 24-0024
August 7, 2024, 5:30 P.M.

Lala Cho v/a 4th Trimester Physical Therapy, LLC; Petitioner

Notice is hereby given that a public hearing as scheduled above will be held by the Hearing Examiner of Howard County, as a Hybrid Hearing in the **Banner Room at the George Howard Building, 3430 Courthouse Drive, Ellicott City, Maryland**, on the petition of said Petitioner, filed under **Section 131.0.N.11** of the Howard County Zoning Regulations for a physical therapy and personal training home occupation use, located in the **R-20 Residential: Single** zoning district on that land belonging to the Petitioner, located on the east side of Simpkins Court and, approximately 100 feet east from the intersection of Lynn Lane and Simpkins Court, known as 5420 Simpkins Court, also known as (Tax Map 31, Grid 20, Parcel 206, Lot 12) containing approximately 0.459 acre, as shown on file in this case in the Division of Public Service and Zoning Administration.

**UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND
NORTHERN DIVISION**

Docket No. JKB 24-cv-941
IN ADMIRALTY

**In the Matter of the Petition of
GRACE OCEAN PRIVATE LIMITED,
as Owner of the M/V DALL,
And
SYNERGY MARINE PTE LTD,
as Manager of the M/V DALL,
For Exoneration from on Limitation of Liability.**

**NOTICE TO CLAIMANTS OF PETITION FOR EXONERATION FROM
ON LIMITATION OF LIABILITY**

Notice is hereby given that GRACE OCEAN PRIVATE LIMITED, as Owner of the M/V DALL and SYNERGY MARINE PTE LTD, as Manager of the M/V DALL (the "Vessel") have filed a Petition pursuant to 46 U.S.C. §§ 30501, et. seq., claiming the right to exoneration from or limitation of liability for all claims and damage incurred during or arising out of the Vessel's voyage commencing on or about March 26, 2024 from Baltimore, Maryland bound for Colombo, Sri Lanka with an ultimate destination of Yantian, China and arrival with the Francis Scott Key Bridge in Baltimore (the "Casualty"). All persons having such claims must file them with the Clerk of this Court at the United States Court House, 401 Westward Street, Baltimore, MD 21201 no later than September 24, 2024. Such claims must be served upon Petitioner's attorneys: BLANK ROME LLP and DUANE MORRIS LLP contact information for whom is listed below. Personal attendance at the Court is not required, but failure to file claims with the Clerk and failure to serve claims upon Petitioner's attorneys will result in default. Any claimant who files a claim with this Court and wishes to contest the allegations in the Petition must file an answer to said Petition and serve such answer upon Petitioner's attorneys.

Dated: Baltimore, Maryland April 1, 2024

/s/ Katie Nader
Clerk of the Court
U.S. District Court of the District of Maryland

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Kierstan I. Carlson
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1825 Eye St. NW
Washington, DC 20006-2200

Bids & Proposals

PUBLIC NOTICE

**DISADVANTAGED BUSINESS ENTERPRISE
PROPOSED FEDERAL FY 2025-2027 GOAL**

The Potomac and Rappahannock Transportation Commission (PRTC) and the Virginia Railway Express (VRE), in accordance with requirements of the U.S. Department of Transportation as set forth in Part 26, as amended, hereby notifies the public that it is recommending the following Disadvantaged Business Enterprise (DBE) goal for applicable procurement years 2025-2027. The overall proposed DBE goal for Federal Fiscal Years 2025-2027 is 14.7%.

A copy of the DBE goal and rationale of how it was selected is available for inspection from 9:00 a.m. to 5:00 p.m. (Local Time) at the PRTC Administrative Offices at 14700 Potomac Mills Road in Woodbridge for 30 days following the date of publication of this notice. Written comments on this goal will be accepted for 30 days from the date of publication of this notice. Comments should be addressed to: PRTC (Attn: Cynthia Porter) at 14700 Potomac Mills Road, Woodbridge, Virginia 22192.

1447 Autos Wanted

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ministries help local families with food, clothing, counseling, tax deductible. NVA licensed. #W044. 410-228-8437
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Official Notices

ABC LICENSE: SSI Arlington, LLC trading as Hilton Garden Inn (Arlington Courthouse Plaza) 1333 Courthouse Plaza, Arlington, VA 22201-2507. The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Beverage Restaurant license to sell or manufacture alcoholic beverages. Robert Thiele, Chief Financial Officer. NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or (800) 552-3200.

ABC LICENSE: Look Tysons LLC trading as Look Dine-In Cinemas 1667 Silver Hill Drive, (Fairfax County) McLean, Virginia 22102. The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Beverage Restaurant license to sell or manufacture alcoholic beverages. Robert Thiele, Chief Financial Officer. NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or (800) 552-3200.

Bids & Proposals

PUBLIC NOTICE

**DISADVANTAGED BUSINESS ENTERPRISE
PROPOSED FEDERAL FY 2025-2027 GOAL**

The Potomac and Rappahannock Transportation Commission (PRTC) and the Virginia Railway Express (VRE), in accordance with requirements of the U.S. Department of Transportation as set forth in Part 26, as amended, hereby notifies the public that it is recommending the following Disadvantaged Business Enterprise (DBE) goal for applicable procurement years 2025-2027. The overall proposed DBE goal for Federal Fiscal Years 2025-2027 is 14.7%.

A copy of the DBE goal and rationale of how it was selected is available for inspection from 9:00 a.m. to 5:00 p.m. (Local Time) at the PRTC Administrative Offices at 14700 Potomac Mills Road in Woodbridge for 30 days following the date of publication of this notice. Written comments on this goal will be accepted for 30 days from the date of publication of this notice. Comments should be addressed to: PRTC (Attn: Cynthia Porter) at 14700 Potomac Mills Road, Woodbridge, Virginia 22192.

1447 Autos Wanted

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Lutheran Mission Society of MD
ministries help local families with food, clothing, counseling, tax deductible. NVA licensed. #W044. 410-228-8437
www.CompassionPlace.org

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Legal Notices: 202-334-7007
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Biz Ops/Services: 202-334-5787

Legal Notices

UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND
NORTHERN DIVISION

Docket No. JKB 24-cv-941
IN ADMIRALTY

In the Matter of the Petition
of GRACE OCEAN PRIVATE LIMITED,
as Owner of the M/V DALL,
AND
SYNERGY MARINE PTE LTD,
as Manager of the M/V DALL,
For Exoneration from on Limitation of Liability.

**NOTICE TO CLAIMANTS OF PETITION FOR EXONERATION FROM
OR LIMITATION OF LIABILITY**

Notice is hereby given that GRACE OCEAN PRIVATE LIMITED, as Owner of the M/V DALL and SYNERGY MARINE PTE LTD, as Manager of the M/V DALL (the "Vessel"), have filed a petition pursuant to 46 U.S.C. § 30501, et seq., claiming the right to exoneration from or limitation of liability for all claims and damage incurred during or arising out of the Vessel's voyage commencing on or about March 26, 2024 from Baltimore, Maryland bound for Colombo, Sri Lanka with an ultimate destination of Yantian, China and allision with the Francis Scott Key Bridge in Baltimore (the "Casualty").

All persons having such claims must file them with the Clerk of this Court at the United States Court House, 111 West Lombard Street, Baltimore, MD 21201 no later than September 24, 2024. Such claims must be served upon Petitioners' attorneys, BLANK ROMEO LLP and DUANE MORRIS LLP, contact information for whom is listed below. Personal attendance at the Court is not required, but failure to file claims with the Clerk and failure to serve claims upon Petitioners' attorneys will result in default.

Any claimant who files a claim with this Court and wishes to contest the allegations in the petition must file an answer to said Petition and serve such answer upon Petitioners' attorneys.

Dated: Baltimore, Maryland April 1, 2024

/s/ Katie Nader
Clerk of the Court
U.S. District Court of the District of Maryland

DUANE MORRIS LLP
Duane B. Hopkins
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BLANK ROMEO LLP
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Kierstan L. Carlson
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1825 Eye St. NW
Washington, DC 20006-202-420-2200

Counsel for Petitioners

1408 Antiques & Classics

WANTED WINTER SPORTS CARS & CLASSICS- Especially Mercedes, Porsche, Jaguar. Highest prices paid for the very best examples. Call Bob 703-964-0122

1447 Autos Wanted

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Legal Notices

ABC LICENSE: SF Markets LLC (used in VA by SFM LLC) trading as SF Markets LLC, 10218 Edwards Ferry Rd NE Leesburg, VA 20176-3347. The above establishment is applying to the VIRGINIA ALCOHOL BEVERAGE CONTROL (ABC) Authority for a Summit Shop Wine & Beer Off-Premises license to sell or manufacture alcoholic beverages. Brandon Lombard, Sec. notify NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of three required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or (800) 552-3200.

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All medical records retained by Laura Primakoff, PhD.D will be destroyed after September 3, 2024. Clients can obtain their records or have them transferred by contacting Dr.Primakoff at drprimakoff@outlook.com, calling 301-299-6586, or coming to Davis Library, 6400 Democracy Blvd., Bethesda on September 3 between 10am and 12noon.

PUBLIC NOTICE

Pathways Healthcare, LLC d/b/a Pathways Healthcare is applying for a Certificate of Need for the addition of home health services. A Letter of Intent will be filed with the District of Columbia State Health Planning and Development Agency (SHPA). The facility will be located at 5101 Wisconsin Avenue, NW Washington, DC 20016 in Ward 3. For additional information, contact the SHPDA at 202-442-5875.

Bids & Proposals

KIPP DC PUBLIC CHARTER SCHOOLS REQUEST FOR PROPOSALS Exterior and Interior Door Design, Installation, and Related Services KIPP DC is soliciting proposals from qualified vendors for Gate-rior and Interior Door Replace-ment, Installation, and Related Services. The RFP can be found on KIPP DC's website at www.kippdc.org/procurement. Prop-osals should be uploaded to the website no later than 5:00 PM EST on July 30, 2024. Ques-tions should be addressed to louisstant.webster@kippdc.org.

Business and Financial Opportunities /Services

Call 202-334-5787 or email businessops@washpost.com

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Dated: Baltimore, Maryland April 1, 2024

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Clerk of the Court
U.S. District Court of the District of Maryland

DUANE MORRIS LLP
Duane B. Hopkins
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Counsel for Petitioners

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CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 105 (SQUARE 5637, LOT 2008) CONTAINED WITHIN PREMISES OF 1800 28th Place SE in Washington DC 20020. Pursuant to the District of Columbia Condominium Act of 1976, Section 313 as well as the Declaration and Bylaws identified below, as amended, and in accordance with Public Law 90-566 and 42 D.C. Code Section 1903.13 as amended, notice was filed on June 21, 2024 and at the request of the Attorney for the Unit Owners Association, we shall sell at public auction on **July 25, 2024 at 12:00pm at the office of Alex Cooper Auctioneers, Inc. at 4910 MASSACHUSETTS AVE., NW, SUITE 100, WASHINGTON, DC 20016**, the following described premises situated in the District of Columbia and designated as and being part of Lot numbered One Hundred Five (105) in the subdivision made by East of the River Community Development Corporation in Square numbered Five Thousand Six Hundred Thirty-Seven (5637), as per plat recorded in Book 193 at Page 175 among the Records of the Office of the Surveyor for the District of Columbia, being more particularly designated as:

Unit No. 105 of "The Highlands Condominium," according to the Declaration of Condominium recorded August 10, 2006, as Instrument No. 2006109741 and the Bylaws of Condominium relating thereto recorded August 10, 2006, as Instrument No. 2006109742, among the Land Records of the District of Columbia, and as per plat of Condominium subdivision recorded in Condominium Book No. 59 at page 37, in the Office of the Surveyor for the District of Columbia.

Said property being now known for assessment and taxation purposes as Lot numbered Two Thousand and Eight (2008) in Square Five Thousand Six Hundred Thirty-Seven (5637).

Together with all the appurtenances incident to said Unit, as contained in said Declaration of Condominium, as amended. Subject, however, to all the provisions, restrictions, easements and conditions as contained in said Declaration of Condominium, as amended, and Bylaws relating thereto, as amended.

The Condominium Declaration allocates to the Condominium Unit an undivided interest (stated as a percentage) in the Common Elements of the Condominium (hereinafter called the "Percentage Interest"). The Percentage Interest of the Condominium Unit is set forth in the Declaration of the Condominium.

TERMS OF SALE: Sold subject to real estate taxes and shall also be subject to any other liens, encumbrances, and municipal assessments, if any, the further particulars of which may be announced at time of sale. Pursuant to DC Code Section 42-1903.13(c)(4)(B), the Notice of Foreclosure Sale of Condominium Unit for Assessments Due ("Notice") must indicate (and does indicate) whether the foreclosure sale is for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust. With respect to the Notice related to this foreclosure sale, more than 6 months has been selected on the Notice, subject to a deed of trust, because the statute requires a selection of all three choices (deed of trust for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust). There does not appear to be a deed of trust to which this condominium lien foreclosure is subject, however.

A deposit of \$10,000.00 will be required at time of sale, such deposit to be in cash, certified check, or in such other form as the attorney for the Unit Owners Association in its sole discretion requires. All conveyances, recording, recodaction tax, transfer tax, etc. at purchaser's cost. Adjustments made as of date of sale. The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash or by cashier's or certified check and all other terms to be complied with within 30 days, otherwise deposit is forfeited and the property may be re-advertised and resold at the discretion of the owner's Association and at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to 42 D.C. Code Section 1903.13, as amended, and makes no further representations or warranties as to title. The Association cannot guarantee clear title or purchaser's ability to obtain title Insurance. For this reason, the purchaser may not be able to obtain financing and therefore must be able to pay the purchase balance in any case within 30 days. In the event of failure on the part of the Association to convey such deed purchaser's sole remedy shall be return of deposit. Contact: T. Cary Devorsetz at 202-969-8220, attorney for The Highlands Condominium.

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Washington, DC 20006
202-661-2200

SUBSTITUTE TRUSTEE'S SALE MIXED-USE BUILDING 2600-2606 WADE ROAD, SE WASHINGTON, DC 20020

By virtue of a certain Deed of Trust from 2600 Wade Road LLC ("Borrower"), to Sun Hee Kim, as Trustee dated September 22, 2017 and recorded October 2, 2017 as Instrument No. 2017108621 among the Land Records of the District of Columbia ("Land Records"), securing Wilmington Savings Fund Society, FSB, in the original principal sum of \$1,080,000 (the "Deed of Trust"), and affected by Deed of Appointment of Substitute Trustee, dated June 20, 2024 and recorded June 24, 2024 as Instrument No. 2024058105 in the Land Records, appointing John D. Sadler, as Substitute Trustee ("Substitute Trustee") a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of Noteholder, and following mailing of a Notice of Foreclosure Sale of Real Property or Condominium Unit, which was recorded on June 24, 2024 as Instrument No. 2024058316 and Amended Notice of Foreclosure Sale of Real Property or Condominium was recorded on July 8, 2024 as Instrument No. 2024062652 and Affidavit of Non-Residential Mortgage Foreclosure, recorded on June 24, 2024 as Instrument No. 2024058313 respectively, in the Land Records, the undersigned Substitute Trustees, either of will sell, at public auction, within the office of **ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016** on

THURSDAY, JULY 25, 2024 AT 11:35 AM

All that certain lot or parcel of land situated, lying and being in the District of Columbia, and being described as follows:

Part of Lot Numbered (9) in Section Numbered Eight (8) BARRY FARM, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber Levy Court 2 at Folio 1 described as follows:

BEGINNING at the intersection of the Southerly line of Summer Road with the Easterly line of Wade Road as said roads were widened by proceedings in District Court Case Number 1420 in the Supreme Court of District of Columbia and shown on plat recorded in said Surveyor's Office in Liber 67 at Folio 40, and running thence Southeasterly along the Southerly line of Summer Road, 32 feet thence South 38 degrees 19 West 51.18 feet, thence South 51 degrees 41 East 4 feet thence South 38 degrees 19 minutes West 6.50 feet, thence South 51 degrees 41 minutes East 25 Feet to the Southeasterly line of that part of said Lot 9 conveyed by William Jackson and wife, Mathias Matthews by Deed recorded in Liber 1974 at Folio 54 of the Land Records of the District of Columbia, thence Southerly along the Southeasterly line of said arc of Lot 9 conveyed to Matthews 32 Feet more or less to said Easterly line of Wade Road thence Northeasterly along said Easterly line of Wade Road, 89.77 Feet to the place of beginning according to the plat of survey dated August 24, 1942, and recorded in said Surveyor's book 142 on Page 183.

NOTE: At the date hereof the above-described land in known for assessment and taxation purposes as Lot 888 in Square 5867.

(the "Real Estate").

The property is a mixed-use building with street level retail space and eight residential units.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the Real Estate, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances and located in, upon or about the Real Estate and any buildings thereon all as more particularly described in the Deed of Trust (collectively, the "Property"). The "Property" does not include any property owned by any tenants at the Property.

TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Substitute Trustee (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustee absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustee. A deposit in the amount of \$50,000 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustee may determine in his sole discretion. The deposit must be increased to 10% of the purchase price within 2 business days after completion of the sale, and delivered to the Substitute Trustee in the same form of funds as the initial deposit. In the event the successful purchaser fails to deliver the additional deposit as and when required, the initial deposit will be forfeited. Noteholder (or any related party) shall reserve the right to the Substitute Trustee from submitting any bidding deposit or, if they are the winning bidder, any additional deposit. The Substitute Trustee will, as a condition of the sale, require all potential bidders, except Noteholder, to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser does not consummate the purchase in accordance with the terms of sale as herein provided, the entire deposit will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 calendar days from the day of sale unless extended at the sole discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the rate then being charged under the Note secured by the Deed of Trust, from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Substitute Trustee reserve the right to retain the entire deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustee may deem proper, and to avail themselves and Noteholder of any legal or equitable rights against the defaulting purchaser.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way and limitations of record and such facts as would be revealed by an accurate survey of the Property. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty, as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustee or any other party, if any, and without any other representations or warranty of any nature. The Property will also be sold without any contingency for the successful purchaser to perform any due diligence investigation of the Property prior to settlement. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity or fitness for a particular use of any improvements or fixtures included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes. Acceptance of the Substitute Trustee Deed to the Property by the successful purchaser shall constitute a waiver of any and all claims against the Substitute Trustee or Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustee or Noteholder.

Conveyance shall be by Substitute Trustee's Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale will be upon the successful purchaser. The Property is sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage and other public improvements, if any, whether assessments have been levied or not, and all unfunded lease and capital improvement costs, if any, of all of which shall be the sole responsibility of the successful purchaser. Noteholder and Substitute Trustee assume no liability for fuel, gas, electricity, utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the successful purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all (i) recodaction taxes, fees and charges, (ii) transfer taxes, fees and charges, (iii) title insurance premiums, (iv) notary fees, (v) settlement and escrow fees, and (vi) all other fees, costs and charges incident to settlement shall be at the cost of the successful purchaser. If the Substitute Trustee cannot convey title, the purchaser's sole remedy is a return of the deposit without interest. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at paul@alexcooper.com or 443-470-1437.

John D. Sadler
Substitute Trustee

ALEX COOPER
auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Jul 15,17,19,22,24 2024 0012466013

Trustees Sale - DC

Ballard Spahr LLP
1909 K St., NW, 12th Floor
Washington, DC 20006
202-661-2200

SUBSTITUTE TRUSTEE'S SALE MIXED-USE BUILDING 2600-2606 WADE ROAD, SE WASHINGTON, DC 20020

By virtue of a certain Deed of Trust from 2600 Wade Road LLC ("Borrower"), to Sun Hee Kim, as Trustee dated September 22, 2017 and recorded October 2, 2017 as Instrument No. 2017108621 among the Land Records of the District of Columbia ("Land Records"), securing Wilmington Savings Fund Society, FSB, in the original principal sum of \$1,080,000 (the "Deed of Trust"), and affected by Deed of Appointment of Substitute Trustee, dated June 20, 2024 and recorded June 24, 2024 as Instrument No. 2024058105 in the Land Records, appointing John D. Sadler, as Substitute Trustee ("Substitute Trustee") a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of Noteholder, and following mailing of a Notice of Foreclosure Sale of Real Property or Condominium Unit, which was recorded on June 24, 2024 as Instrument No. 2024058316 and Amended Notice of Foreclosure Sale of Real Property or Condominium was recorded on July 8, 2024 as Instrument No. 2024062652 and Affidavit of Non-Residential Mortgage Foreclosure, recorded on June 24, 2024 as Instrument No. 2024058313 respectively, in the Land Records, the undersigned Substitute Trustees, either of will sell, at public auction, within the office of **ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016** on

THURSDAY, JULY 25, 2024 AT 11:35 AM

All that certain lot or parcel of land situated, lying and being in the District of Columbia, and being described as follows:

Part of Lot Numbered (9) in Section Numbered Eight (8) BARRY FARM, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber Levy Court 2 at Folio 1 described as follows:

BEGINNING at the intersection of the Southerly line of Summer Road with the Easterly line of Wade Road as said roads were widened by proceedings in District Court Case Number 1420 in the Supreme Court of District of Columbia and shown on plat recorded in said Surveyor's Office in Liber 67 at Folio 40, and running thence Southeasterly along the Southerly line of Summer Road, 32 feet thence South 38 degrees 19 West 51.18 feet, thence South 51 degrees 41 East 4 feet thence South 38 degrees 19 minutes West 6.50 feet, thence South 51 degrees 41 minutes East 25 Feet to the Southeasterly line of that part of said Lot 9 conveyed by William Jackson and wife, Mathias Matthews by Deed recorded in Liber 1974 at Folio 54 of the Land Records of the District of Columbia, thence Southerly along the Southeasterly line of said arc of Lot 9 conveyed to Matthews 32 Feet more or less to said Easterly line of Wade Road thence Northeasterly along said Easterly line of Wade Road, 89.77 Feet to the place of beginning according to the plat of survey dated August 24, 1942, and recorded in said Surveyor's book 142 on Page 183.

NOTE: At the date hereof the above-described land in known for assessment and taxation purposes as Lot 888 in Square 5867.

(the "Real Estate").

The property is a mixed-use building with street level retail space and eight residential units.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the Real Estate, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances and located in, upon or about the Real Estate and any buildings thereon all as more particularly described in the Deed of Trust (collectively, the "Property"). The "Property" does not include any property owned by any tenants at the Property.

TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Substitute Trustee (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustee absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustee. A deposit in the amount of \$50,000 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustee may determine in his sole discretion. The deposit must be increased to 10% of the purchase price within 2 business days after completion of the sale, and delivered to the Substitute Trustee in the same form of funds as the initial deposit. In the event the successful purchaser fails to deliver the additional deposit as and when required, the initial deposit will be forfeited. Noteholder (or any related party) shall reserve the right to the Substitute Trustee from submitting any bidding deposit or, if they are the winning bidder, any additional deposit. The Substitute Trustee will, as a condition of the sale, require all potential bidders, except Noteholder, to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser does not consummate the purchase in accordance with the terms of sale as herein provided, the entire deposit will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 calendar days from the day of sale unless extended at the sole discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the rate then being charged under the Note secured by the Deed of Trust, from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Substitute Trustee reserve the right to retain the entire deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustee may deem proper, and to avail themselves and Noteholder of any legal or equitable rights against the defaulting purchaser.

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Conveyance shall be by Substitute Trustee's Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale will be upon the successful purchaser. The Property is sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage and other public improvements, if any, whether assessments have been levied or not, and all unfunded lease and capital improvement costs, if any, of all of which shall be the sole responsibility of the successful purchaser. Noteholder and Substitute Trustee assume no liability for fuel, gas, electricity, utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the successful purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all (i) recodaction taxes, fees and charges, (ii) transfer taxes, fees and charges, (iii) title insurance premiums, (iv) notary fees, (v) settlement and escrow fees, and (vi) all other fees, costs and charges incident to settlement shall be at the cost of the successful purchaser. If the Substitute Trustee cannot convey title, the purchaser's sole remedy is a return of the deposit without interest. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at paul@alexcooper.com or 443-470-1437.

Azer Akhtar
Substitute Trustee

ALEX COOPER
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4910 Massachusetts Avenue, N.W. • Suite 100
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www.alexcooper.com

Jul 15,17,19,22,24 2024 0012466012

Trustees Sale - DC

Ballard Spahr LLP
1909 K St., NW, 12th Floor
Washington, DC 20006
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